

004.0

0004

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

911,800 / 911,800

USE VALUE:

911,800 / 911,800

ASSESSED:

911,800 / 911,800



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
114-116		MILTON ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: SPEROS ELAINE	
Owner 2: SPEROS PETER	
Owner 3:	

Street 1: 53 OAKLEY RD

Street 2:

Twn/City: BELMONT

St/Prov: MA Cntry: Own Occ: N

Postal: 02478 Type:

## PREVIOUS OWNER

Owner 1: SPEROS ELAINE -

Owner 2: ROZANITIS CHRIS -

Street 1: 53 OAKLEY RD

Twn/City: BELMONT

St/Prov: MA Cntry:

Postal: 02478

## NARRATIVE DESCRIPTION

This parcel contains 5,431 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Vinyl Exterior and 2178 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5431		Sq. Ft.	Site		0	80.	1.07	1									466,345						466,300	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		5431.000	445,500		466,300	911,800			
Total Card		0.125	445,500		466,300	911,800	Entered Lot Size		
Total Parcel		0.125	445,500		466,300	911,800	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	418.64	/Parcel: 418.6	Land Unit Type:		

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	445,600	0	5,431.	466,300	911,900	911,900	Year End Roll	12/18/2019
2019	104	FV	347,000	0	5,431.	495,500	842,500	842,500	Year End Roll	1/3/2019
2018	104	FV	347,000	0	5,431.	361,400	708,400	708,400	Year End Roll	12/20/2017
2017	104	FV	325,200	0	5,431.	314,800	640,000	640,000	Year End Roll	1/3/2017
2016	104	FV	325,200	0	5,431.	268,100	593,300	593,300	Year End	1/4/2016
2015	104	FV	289,800	0	5,431.	262,300	552,100	552,100	Year End Roll	12/11/2014
2014	104	FV	289,800	0	5,431.	215,700	505,500	505,500	Year End Roll	12/16/2013
2013	104	FV	301,500	0	5,431.	205,200	506,700	506,700		12/13/2012

Parcel ID 004.0-0004-0002.0

!431!

## PRINT

Date

Time

12/10/20 16:14:02

## LAST REV

Date

Time

07/31/19 13:45:05

danam

431

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROZANITIS CHRIS	70968-560	1	5/4/2018	Family	300,000	No	No		
ROZANITIS DIMIT	25236-1		3/22/1995			1	No	No	Panagiota Rozanitis dod 12/22/16.

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/6/2019	306	Heat App	10,000	C				
12/19/2018	1909	Addition	164,000	O				new contract compl
11/9/2018	1679	New Wind	3,000	C				
7/18/2018	999	Addition	223,700	O				
5/17/2018	632	Inter-De	8,000	C				

## ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2019	Permit Visit	DGM	D Mann
9/8/2017	MEAS&NOTICE	HS	Hanne S
5/18/2009	Measured	189	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	264	PATRIOT
2/1/1992		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

